

ORDINANCE NO. 010301-13

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9101-9201 IH-35 SOUTH FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in File C14-99-0132, as follows:

A 6.39 acre tract of land, more or less, out of the Santiago del Valle Grant, in Travis county, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 9101-9201 IH-35 South, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. A sign constructed or placed on the Property may not exceed a height of 35 feet above ground level.
3. Vehicular access from the Property to Oak Hill Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
4. A 15-foot wide vegetative buffer shall be provided and maintained along the western property line adjacent to IH-35.

5. The following uses of the Property are prohibited:

Automotive rentals

Automotive sales

Adult oriented businesses

Drop-off recycling collection facility

Residential treatment

Automotive repair services

Automotive washing (any type)

Pawn shop services

Commercial off-street parking

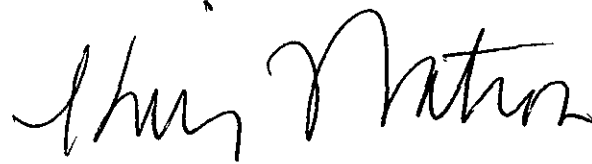
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on March 12, 2001.

PASSED AND APPROVED

March 1, 2001

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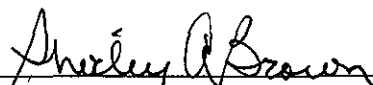
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES

FIELD NOTES FOR 6.39 ACRES OF LAND IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, BEING ALL OF THAT CERTAIN TRACT REFERRED TO AS A 5.01 ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, IN A DEED TO JOE D. PARMER AND BERT PARMER OF RECORD IN VOLUME 4274 AT PAGE 827 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING 0.445 ACRE OF LAND OUT OF THAT CERTAIN 86.08 ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS AS CONVEYED TO J. FRANK DOBIE BY DEED OF RECORD IN VOLUME 848 AT PAGE 58 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING 0.405 ACRE OF LAND OUT OF THAT CERTAIN 20.9 ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS AS CONVEYED TO O.D. DENSON BY DEED OF RECORD IN VOLUME 1947 AT PAGE 360 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.39 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING at an iron pipe found in the southwest line of Judy Lane (Oak Hill Lane) being the southeastern corner of the above said Parmer & Parmer 5.01 acre tract, same being the southeastern corner of this tract and the POINT OF BEGINNING hereof;

THENCE, with the south line of said Parmer & Parmer 5.01 acre tract, S58° 35'58"W passing the southwestern corner of said 5.01 acre tract, same being a point in the west line of the above said O.D. Denson 20.9 acre tract, same being an east line of the above said J. Frank Dobie 86.08 acre tract at 619.17 feet and continuing for a total distance of 634.91 feet to an iron pipe found, for the southwestern corner hereof, and from which an iron pipe found bears S30° 23'01"E 43.28 feet;

THENCE, N28° 25'40"W 205.79 feet to an iron pin found for an angle corner hereof;

THENCE, N00° 01'50"E 232.67 feet to an iron pin found for an angle corner hereof;

THENCE, N78° 05'49"W 43.91 feet to an iron pin found in the south R.O.W. line of IH 35 for an angle corner hereof;

THENCE, with the south R.O.W. line of IH 35 and the present north lines of the J. Frank Dobie tract and the O.D. Denson tract, N32° 02'24"E 296.88 feet to an iron pipe found in the south line of Judy Lane (Oak Hill Lane) for the most northerly northwest corner hereof, and from which a concrete R.O.W. monument bears N32° 02'24"E 71.75 feet;

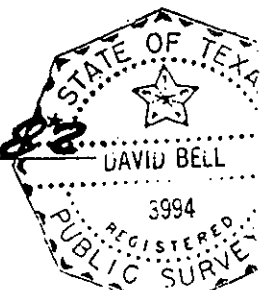
THENCE, continuing with the present north line of the said O.D. Denson tract, same being the south line of Judy Lane (Oak Hill Lane) N73° 17'05"E 185.04 feet to an iron pipe found at the most northerly corner of said O.D. Denson tract, same being the most northerly corner of the Parmer & Parmer 5.01 acre tract, for the most northerly corner hereof;

THENCE, with the east line of said Parmer & Parmer 5.01 acre tract, same being the southwest line of Judy Lane (Oak Hill Lane) S41° 15'13"E 527.78 feet to the POINT OF BEGINNING.

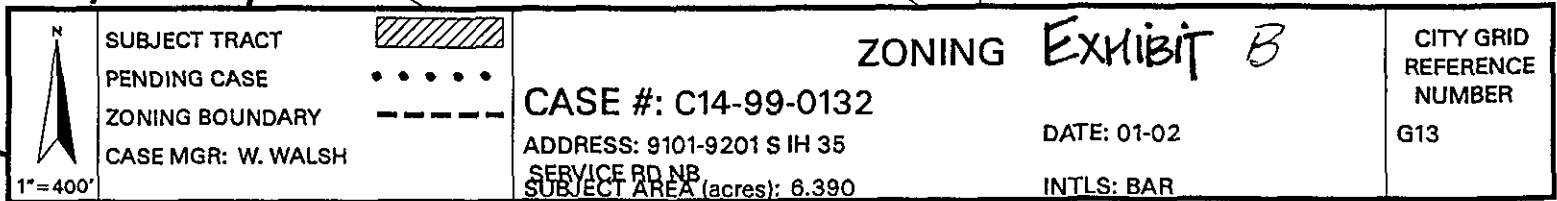
SURVEYED BY: David Bell
David Bell, Reg. Public Surveyor #3994

DATE 10-22-88

EXHIBIT A



010301-13



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